

780 CMR 3602.0 GENERAL

3602.1 Scope: *Unless otherwise expressly stated, the following words and terms shall, for the purposes of 780 CMR 36, have the meaning shown herein.* Words used in the singular include the plural, and the plural the singular. Words used in the masculine gender include the feminine, and the feminine the masculine.

3602.1.1 Terms defined in other codes: *Where terms are not defined in 780 CMR 36, but are defined in the plumbing, fire prevention, or mechanical codes, or other elsewhere in 780 CMR, or its reference standards as listed in Appendix A, such terms shall have the meanings ascribed to them in those codes.*

3602.1.2 Terms not defined: *Where terms are not defined through the methods authorized by 780 CMR 3602.1.1, such terms shall have the ordinarily accepted meanings such as the context implies.*

780 CMR 3602.2 GENERAL BUILDING DEFINITIONS

ACCESSORY STRUCTURE: A building, the use of which is incidental to that of the main building and which is located on the same lot.

ACCESSORY USE: *A use incidental to the principal use of a building as defined or limited by the provisions of the local zoning laws.*

APPROVED: Approved by *the Board of Building Regulations and Standards (BBRS)*, the building official, or by reason of accepted principles or tests by nationally recognized organizations, *or by accepted engineering practice.*

APPROVED AGENCY: An established and recognized agency regularly engaged in conducting tests or furnishing inspection services,

BUILDING DEFINITIONS

when such agency has been approved *as defined herein.*

BALCONY (Exterior): An exterior floor system projecting from a structure and supported by that structure, with no additional independent supports.

BASEMENT: That portion of a building which is partly or completely below grade (see "Story above grade").

BOARD OF BUILDING REGULATIONS AND STANDARDS (BBRS): *In accordance with M.G.L. c. 143, § 94, the Board responsible for the development and promulgation of 780 CMR (the Massachusetts State Building Code). See M.G.L. c. 143, §§ 95 through 100 for additional responsibilities of the BBRS.*

BUILDING: Building shall mean any one- and two-family dwelling or portion thereof, which is used, or designed or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include structures accessory thereto.

BUILDING, EXISTING: A building erected prior to the adoption of this code, or one for which a legal building permit has been issued.

BUILDING OFFICIAL: *See building code enforcement official 780 CMR 2.*

CEILING HEIGHT: Ceiling height shall be the clear vertical distance from the finished floor to the finished ceiling.

DECK: An exterior floor system supported on at least two opposing sides by an adjoining structure and/or posts, piers, or other independent supports.

DWELLING, ONE FAMILY: *A building containing one dwelling unit with not more than five lodgers and boarders.*

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DWELLING, TWO FAMILY: *A building containing two dwelling units with not more than five lodgers or boarders per family.*

DWELLING UNIT: A single unit providing complete independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking and sanitation.

FOUNDATION: *A base constructed to support any building or structure including but not limited to footings, floating foundation, piles and caissons.*

FOUNDATION WALL: *A wall below the floor nearest grade serving as a support for a wall, pier, column or other structural part of a building.*

GRADE: *A reference plane representing the average finished ground level adjoining the building at all exterior walls.*

GRADE FLOOR WINDOW: A window located such that the sill height of the window is not more than 44 inches (1118 mm) above or below the finished grade adjacent to the window.

GREENHOUSE: An enclosed detached or attached accessory structure consisting primarily of light-transmitting materials and used exclusively for growing plants. *In accordance with St. 1973, c. 672, the provisions of the 780 CMR shall not apply to greenhouses covered exclusively with plastic film; provided, however, that the provisions of M.G.L. c. 40A shall continue to apply.*

GUARDRAIL SYSTEM: A system of building components located near open sides of elevated walking surfaces.

HABITABLE ROOM (SPACE): Habitable room shall mean any room meeting the requirements of 780 CMR 36 for sleeping, living, cooking or dining purposes, excluding such enclosed places as closets, pantries, bath or toilet rooms, hallways, laundries, storage spaces, utility rooms and similar spaces.

HANDRAIL: A horizontal or sloping rail grasped for guidance or support.

KITCHEN: Kitchen shall mean an area used, or designated to be used for the preparation of food.

LISTED and LISTING: Terms referring to equipment which is shown in a list published by an approved testing agency qualified and equipped for experimental testing and maintaining an adequate periodic inspection of current productions and whose listing states that the equipment complies with nationally recognized standards, when installed in accordance with the manufacturer's installation instructions.

LOADS, LIVE AND DEAD: *See 780 CMR 2.*

MANUFACTURED HOME: *See 780 CMR 35 and 780 CMR-R3.*

MUNICIPALITY: *Any city or town in the Commonwealth of Massachusetts. The word "municipality" shall be construed, where the context requires, as though followed by the words "or combination of municipalities".*

OCCUPIED SPACE: *See 780 CMR 2.*

REPAIRS, ORDINARY: *See 780 CMR 2.*

SPAN, CLEAR: For simple, continuous and cantilevered bending members, the span shall be taken as the distance from face to face of supports, plus ½ the required bearing length at each end.

STORY: Story is that portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that habitable portion of a building included between the upper surface of the topmost floor and ceiling or roof above.

STORY ABOVE GRADE: Any story having its finished floor surface entirely above grade except that a basement shall be considered as a story above grade when the finished surface of the floor above the basement is:

1. More than six feet (1829 mm) above grade plane;
2. More than six feet (1829 mm) above the finished ground level for more than 50 percent of the total building perimeter; or
3. More than 12 feet (3658 mm) above the finished ground level at any point.

WALL: *See 780 CMR 2.*

WINDOW: Window shall mean a glazed opening, including portions of glazed doors.

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WOOD STRUCTURAL PANEL: A structural panel product composed primarily of wood, and meeting the requirements of DOC PS 1 or DOC PS 2. Wood structural panels include all veneer plywood, composite panels containing a combination of veneer and wood-based material, and mat-formed panels such as oriented strand board and waferboard.